

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 12-D-02-RZ **Related File Number:** 2-C-03-SP
Application Filed: 11/13/2002 **Date of Revision:**
Applicant: S & E PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: North side Loop Rd., east of Concord Rd.
Other Parcel Info.:
Tax ID Number: 143 55 (PART IN KNOX CO.) OTHER: MAP ON FILE. **Jurisdiction:** County
Size of Tract: 8.5 acres
Accessibility: Access is via Loop Rd., a minor collector street with 18' to 19' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residential subdivision **Density:** 8 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is within an area of low density residential development that has occurred under A, RA, RB, and PR zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 536 Loop Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RB (General Residential) & A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this site, but property to the south was zoned PR at 1 to 5 du/ac in 1982. (6-K-82-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (Planned Residential) zoning.
APPROVE a density of 1 to 5 dwellings per acre.

Staff Recomm. (Full): PR zoning at 1 to 5 dwellings per acre is compatible with surrounding residential development. The sector plan proposes low density residential use for this site.

Comments: This property was the subject of a request for PR zoning at 1-5 dwellings per acre that was approved at the December 12, 2002, Planning Commission meeting. County Commission referred the request back to MPC because the applicant wanted to increase his density to 8 dwellings per acre. This density change also has required the consideration of a sector plan amendment request for a change from LDR (Low Density Residential) to MDR (Medium Density Residential).

A. NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern.
- 2. Changing from RB and Agricultural to PR at 1 to 5 dwellings per acre would result in development compatible in intensity to surrounding development, while allowing larger houses to be built on subdivided lots due to the reduced setbacks of PR zoning.
- 3. The present RB and Agricultural zones that have classified this property for many years allow very low to medium density residential development.

B. EFFECTS OF THE PROPOSAL

- 1. The RB and Agricultural zones would permit residential development similar to that permitted under the requested PR zone.
- 2. PR zoning at a low density designation would allow development that would be consistent with that permitted or existing on nearby lots zoned RB, PR and RA.
- 3. The maximum requested development under PR zoning at 8 du/ac would add 90 housing units, generate approximately 900 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 37 children.
- 4. Property to the north in the Town of Farragut is zoned for single-family residential development on 15,000 sq. ft. lots.

C. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. PR zoning at a density of 8 du/ac will permit more intensive development than the scale and intensity of surrounding development and the water, sewer, and street system available to serve the site
- 2. Other RA and RB zoned property in the area could be zoned PR at 1 to 5 du/ac and stay within the policies and guidelines of the adopted plans for the area.
- 3. Low density residential development of this site will solidify this area as a low density residential area.

MPC Action: Approved

MPC Meeting Date: 2/13/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 5 dwelling units per acre

Date of MPC Approval: 2/13/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 1/27/2003

Ordinance Number:

Disposition of Case: Postponed

If "Other": POSTPONED 2/24, 3/24

Amendments:

(Referred back to MPC to consider PR at a proposed density of 1-8 dwelling units per acre.)

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 4/28/2003

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved as Modified

If "Other":

Amendments:

Approved PR at 1-6 du/ac

Effective Date of Ordinance: